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MILWAUKIE '88!

**CITY OF MILWAUKIE
CITY COUNCIL MEETING
AUGUST 2, 1988**

The one thousand five hundred and fifty-seventh meeting of the Milwaukie City Council was called to order at 7:10 p.m. in the Council Chambers with the following Councilors present:

Roger A. Hall,
Mayor
Craig Lomnicki

William Fitzgerald
Chere' Sandusky
Mike Richmond

Also present:

C. Dean Smith,
City Manager Pro-Tem
Tim Ramis,
City Attorney
Sandra Miller,
Assistant to the
City Manager

Bill Adams,
Community Development Director
Dick Bailey,
Public Works Director
Anne Nickel,
Development Coordinator
Pat DuVal,
Executive Secretary

AUDIENCE PARTICIPATION

Shingo Katsuragi, an exchange student from Nishinomiya, Japan, presented a letter of friendship from the mayor of his home city to Mayor Hall.

Leroy Pierson represented the Ledding Library Board with the group's written endorsement of the plan for a cooperative Clackamas County library system as presented by the Network Plan Coordinating Committee.

OTHER BUSINESS

Consideration of Declaration to Annex - Anne Nickel, Development Coordinator, explained that recent state legislation required advance notice to the community of a double majority annexation effort by declaring boundaries of that annexation territory. The area under consideration at this meeting is the Stanley/Johnson Creek Boulevard neighborhood. She explained this action was a result of the city's being approached by several business owners in that area who were considering the possibility of sewer service because of severe septic problems. The property owners had been informed that they would be required to annex if services were extended. Petitions for an LID and annexation had been requested.

It was moved by Councilmember Fitzgerald and seconded by Councilmember Lomnicki to adopt the resolution declaring the intent to utilize the double majority annexation method in the Stanley/Johnson Blvd. neighborhood. Motion passed 5 - 0.

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RESOLUTION NO. 20-1988:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON,
DECLARING THE CITY'S INTENT TO UTILIZE THE DOUBLE MAJORITY ANNEXATION
METHOD OF ANNEXATION, AS ALLOWABLE UNDER ORS 199.490(2)(a)(b).**

Consideration of New Fee Schedule for Community Use of Milwaukie Center -

Sandra Miller, Assistant to the City Manager, recommended Council approval of a new fee schedule and policy for community use of The Milwaukie Center. She explained that budget reductions required a system which would allow cost recovery for building use after normal Center hours and weekends. The new system would provide free use for Loaves and Fishes, Friends of the Center fundraisers, and the City of Milwaukie, but these groups would be issued a key and be responsible for set-up and clean-up of the room which was used. Ms. Miller recommended using the new fee schedule until all sources of city revenues had been reviewed. She said most groups would have a \$10/hour increase.

Councilmember Lonnicki asked about the feasibility of a higher fee schedule for non-residents. Ms. Miller said this would be a difficult plan to monitor. Councilmember Lonnicki said residents would feel their tax dollars were better used if this method were implemented. Ms. Miller agreed that this method could be investigated by the revenue committee.

Bill Hupp asked if the Festival Daze Committee or other groups with civic interests would be required to pay for the use of Center. Ms. Miller said under this schedule, the Festival Daze Committee would be considered a fraternal organization and pay according to the fee schedule.

It was moved by Councilmember Richmond and seconded by Councilmember Sandusky to adopt the new fee schedule. Motion passed 4 - 1 with Councilmember Fitzgerald voting against.

Consideration of Release of Property Leased by the City of Milwaukie from

OLCC - Dean Smith, City Manager Pro-Tem, told Council that City staff had no objection to the release of this property although an addendum regarding its location in the floodplain might be advisable.

Discussion: Councilmember Lonnicki stated a new buyer should know all of the restrictions on this site. Ken Frutiger, a member of the Comp Plan Review Committee's Natural Resources Task Force, urged Council consideration of wetland conservancy. Bill Hupp told Council the original intent of the lease had been for park development.

City Manager Pro-tem Smith stated that funds were not available for park development, and the only agreement was that work release people would help in such development.

Councilmember Richmond asked if anyone knew the intent of the buyer.

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Bill Adams, Community Development Director, said the property was zoned industrial, and it was his understanding that Samuels Steel was the prospective buyer of the property.

Mayor Hall said in the case of park development the City is not always able to financially carry out those plans.

Sandra Miller, Assistant to the City Manager, said the property would probably be used as a picnic/lunch site for workers in the industrial area, but would not be suitable for a playground.

Councilmember Richmond said if any development were planned, it would have to be reviewed by the Planning Commission.

City Attorney Ramis told Council if the property were sold, conditions could be placed on the property during the land use process.

Jim Backenstos urged that Council hold onto the lease until further information about property development was gathered.

City Manager Pro-Tem Smith said he had contacted OLCC, and they had been speaking only with Coldwell Banker and did not know who the potential buyer was.

Mayor Hall suggested that Mr. Ramis contact Coldwell Banker to determine who was interested in the property.

It was the consensus of Council to table the consideration until further information could be obtained.

Meeting of Local Contract Review Board to Consider Letting of Bids - Dick Bailey, Public Works Director, asked Council authorization to let a bid for engineering services. Mr. Bailey said staff opinion was that contracting for engineering services would streamline the costly, time consuming process of hiring multiple engineering firms for projects. He cited the need for infrastructure rehabilitation and understaffed city engineering department as an additional reason for this request.

Mayor Hall asked if this proposal ran contrary to competitive bidding process. **City Attorney Ramis** replied the RFP is viable if the contract has a beginning and ending date and is treated in a competitive process. **Councilmember Richmond** asked if Council would be aware of approval of this contract. **Director Bailey** replied that Council would have to approve the contract. **Mr. Bailey** added that demand on the engineering staff were high at this time, and some projects were not being completed because of the lack of staff. **Councilmember Lomnicki** asked if the County had been contacted regarding assistance with engineering projects. Mr. Bailey replied that this was the County's most busy season and were unable to consider any of the City's projects until October or November. Mr. Bailey said assistance was particularly needed on LID projects.

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It was moved by **Councilmember Richmond** and seconded by **Councilmember Fitzgerald** to approve the letting of a bid for engineering services. Motion passed 5 - 0.

Approval to Let Bid for Planning Services to Complete Riverfront Development - **Bill Adams, Community Development Director**, told Council it was imperative to let the bid for planning services for urban renewal in order that the redevelopment measure could be placed on the May 1989 ballot. **Councilmember Fitzgerald** asked how this would be funded, and Adams replied money was available in professional and contractual services portion of the 1988-89 Budget. **Councilmember Richmond** asked how much had been spent on the previous plan. Adams replied that over \$50,000 had been spent. **Mayor Hall** asked if the old plan could not be revised, rather than starting over. Adams stated the Riverfront Citizen Advisory Committee was looking at changing the financing mechanism in response to voter issues and revamping the previous plan. **Councilmember Lomnicki** expressed the concern that the consultant was preconceived to the tax increment financing concept, and urged that a new consultant be willing to explore other sources funding. **Councilmember Richmond** agreed that funding questions were critical to the next plan. **Carl Nelson**, a member of the Riverfront Citizens Advisory Committee, told Council the scope of the project would change. He said the property had real potential, and a good consultant was needed in order to succeed. It was moved by **Councilmember Lomnicki** and seconded by **Councilmember Richmond** to approve the letting of a bid for planning services to compete a Riverfront Development Plan. Motion passed 5 - 0.

Lake Road Overlay - **Public Works Director Bailey** requested Council authorize the City Manager to sign a purchase order for the Lake Road overlay project. It was moved by **Councilmember Lomnicki** and seconded by **Councilmember Richmond** to authorize the signing of the purchase order. Motion passed. 5 - 0.

Potential Tax Base Measure for the November Ballot - **Councilmember Richmond** said he did not think the city had adequate time to research the financial needs of the city to go out for a new tax base on the November ballot. He said a two-year study should be done and look to the May 1990 time frame.

Councilmember Sandusky agreed that a new tax base was necessary, but citizens at this time did not perceive a crisis situation in city services. She recommended a cooling off period to assess needs before placing the decision before the voters.

Councilmember Fitzgerald agreed that it was too early.

Councilmember Lomnicki said he felt that Milwaukie should go out for a new tax base at this time.

It was the consensus of Council to research the financial needs of the city before seeking a higher tax base.

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CONSENT AGENDA

It was moved by Councilmember Fitzgerald and seconded by Councilmember Sandusky to approve the Consent Agenda consisting of the minutes of the July 19, 1988 meeting of City Council. Motion passed 5 - 0.

The meeting was adjourned at 8:45 p.m.

Pat Duval

